067.0	0006	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,203,200 / 1,203,200
					USE VALUE:	1,203,200 / 1,203,200
					ASSESSED:	1,203,200 / 1,203,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
91	-93	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	R A JOHNSON REALTY INC
Owner 2:	
Owner 3:	
Street 1:	1026 MASS AVE SUITE 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 16,900 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1845, having primarily Clapboard Exterior and 4031 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	16900.000	613,100	6,100	584,000	1,203,200
Total Card	0.388	613,100	6,100	584,000	1,203,200
Total Parcel	0.388	613,100	6,100	584,000	1,203,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.49 | /Parcel: 298.4

Legal Description

User Acct 43152

GIS Ref

GIS Ref

Insp Date 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0006-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	580,700	6100	16,900.	584,000	1,170,800	1,170,800	Year End Roll	12/18/2019
2019	111	FV	511,400	6400	16,900.	584,000	1,101,800	1,101,800	Year End Roll	1/3/2019
2018	111	FV	511,400	6400	16,900.	392,100	909,900	909,900	Year End Roll	12/20/2017
2017	111	FV	479,300	6400	16,900.	375,400	861,100	861,100	Year End Roll	1/3/2017
2016	111	FV	479,300	6400	16,900.	342,100	827,800	827,800	Year End	1/4/2016
2015	111	FV	431,300	6600	16,900.	275,300	713,200	713,200	Year End Roll	12/11/2014
2014	111	FV	431,300	6600	16,900.	246,100	684,000	684,000	Year End Roll	12/16/2013
2013	111	FV	431,300	6600	16,900.	233,600	671,500	671,500		12/13/2012

!5756!

PRINT

Date	Time
12/10/20	20:35:58

LAST REV

Date	Time
10/09/18	10:45:17
apro	
5756	

PAT ACCT.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TJN REALTY TRUS	25656-274		9/15/1995	Portion-Asst	435,000	No	No		G

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2017	968	Heat App	7,000	C				
7/14/2017	856	Alterati	25,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
4/6/2009	Measured	201	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	43152
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		16900		Sq. Ft.	Site		0	70.	0.49	11			Med. Tr	-10					584,009						584,000	

Total AC/HA: 0.38797 | Total SF/SM: 16900 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 584,009 | Spl Credit | Total: 584,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1845	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.92407984
Const Adj.:	0.99989998
Adj $ / SQ:	129.358
Other Features:	191500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	833067
Depreciation:	219930
Depreciated Total:	613137

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 14 | BRs: 6 | Baths: 4 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	3	1	M
2	4	2	M
Totals			
4	14	6	

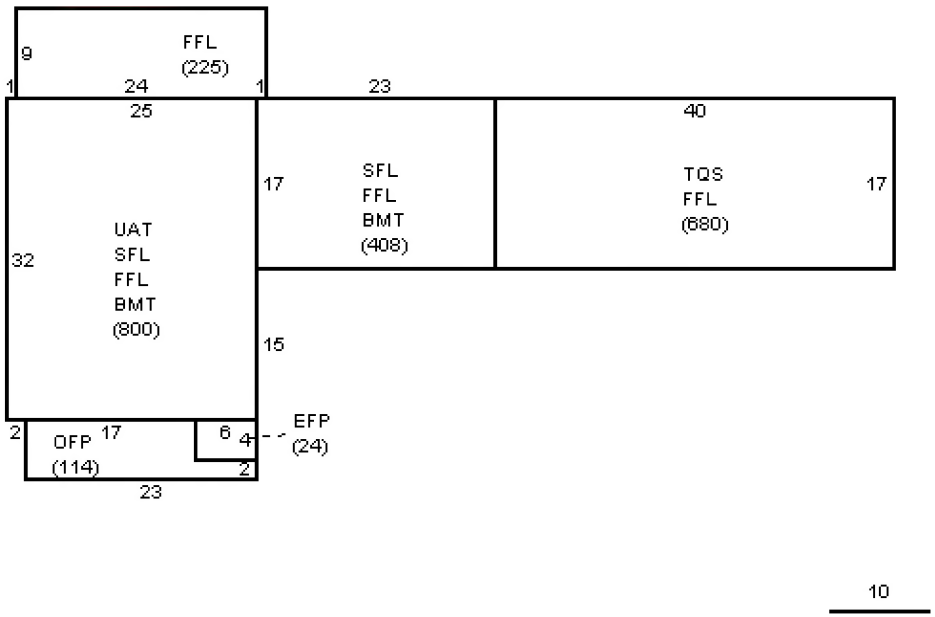
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	142.29
Special Features:	0	Val/Su Net:	114.02
Final Total:	613100	Val/Su SzAd	160.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,113	129.360	273,334
BMT	Basement	1,208	38.810	46,879
SFL	Second Floor	1,208	129.360	156,265
TQS	3/4 Story	510	129.360	65,973
UAT	Upper Attic	200	90.550	18,110
OFP	Open Porch	114	30.970	3,531
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	5,377	Total:	565,834
Size Ad	3831	Gross Are	6147	FinArea 4031

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0006-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2000	A	AV	1990	4.00	T	23.2	111			6,100			6,100

More: N | Total Yard Items: 6,100 | Total Special Featues: | Total: 6,100

IMAGE

AssessPro Patriot Properties, Inc